



County of San Diego, Planning & Development Services
**SMALL AGRICULTURAL STORE ZONING
VERIFICATION PERMIT CHECKLIST**
ZONING DIVISION

ALL ITEMS LISTED BELOW MUST BE SHOWN TO SCALE, INCLUDED AS ATTACHMENTS OR PROPERLY NOTED ON THE PLANS. IF NOT SHOWN OR NOTED, PLANS MAY BE REJECTED.

Zoning Ordinance (ZO) Compliance Link to: [Zoning Ordinance](#).

- ☐ Permitted zone: RR – Two (2) acre parcels or larger – pursuant to ZO sec. (6157(a)(2)).
- ☐ Permitted zone: A70, A72, S88, S90, and S92 – pursuant to ZO sec. (6157(a)(2)).
- ☐ Shall not be used to increase size of a production facility, tasting areas and/or retail sales area of a Wholesale Limited Winery, Boutique Winery, or Small Winery pursuant to ZO sec. 6910.
- ☐ Note compliance with Noise Limits pursuant to ZO sec. 6310.
- ☐ Note compliance with Particulate Matter and Air Contaminants pursuant to ZO sec. 6316.
- ☐ Note compliance with Odors pursuant to ZO sec. 6318.
- ☐ Note compliance with Lighting standards pursuant to ZO sections 6322-6326.

The following must be shown/indicated on the plans:

Plan Notes and Tables

- ☐ Minimum sheet size for a Zoning Verification Permit is 18" x 24".
- ☐ Complete set of plot plans, to scale (See [PDS # 090](#) for minimum plot plan requirements).
- ☐ Note parcel size in Acres.
- ☐ Note stating store shall be operated by the owner or tenant of the property upon which the store is located.
- ☐ Note that all applicable regulations of the Department of Environmental Health and Department of Agriculture, Weights and Measures shall be met.
- ☐ Note stating all areas accessed by the public shall be permitted and constructed in compliance with the applicable commercial building code.
- ☐ Note stating events, such as weddings or concerts, are prohibited; however, on site instruction related to products produced or raised on the site is allowed.

Lot Requirements

- ☐ The Small Agricultural Store shall be incidental to primary agricultural, horticultural or animal husbandry use.
- ☐ Only one agricultural store shall be permitted per legal lot.
- ☐ A small store shall not be allowed on a lot with an existing Agricultural Stand or Large Agricultural Store.
- ☐ At least 50 percent gross area of premises shall be suitable and available for agricultural, horticultural, animal husbandry or open space use.
- ☐ At least 50 percent of area suitable and available for agricultural, horticultural, animal husbandry or open space use (25 percent of total area of premises) shall be in actual active agricultural, horticultural, or animal husbandry use.

- ☐ For operations with a total area greater than 200 acres, at least 40 acres must be in actual active agricultural, horticultural, or animal husbandry use.

Building & Safety Requirements

- ☐ Small agricultural store floor area shall not exceed 1,500 square feet.
- ☐ No additional structures on-site shall be used for on-site sales.
- ☐ Retail sales area used for items other than the agricultural products raised on the property shall be limited to a maximum of 200 square feet of the building area, including refrigeration cases for prepared foods.
- ☐ One on-site sign, not to exceed four (4) square feet shall be permitted.

Setbacks

- ☐ The small agricultural store structure shall comply with setbacks at ZO sec. 4810.

Access and Parking

- ☐ A minimum of six (6) spaces shall be dedicated for agricultural shop patrons.
- ☐ The on-site parking area may be surfaced with Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes.
- ☐ All on-site parking shall comply with ADA regulations through the California Building Code.
- ☐ Any disabled access parking stalls, access aisles, and accessible routes provided shall be in compliance with California Building Code Chapter 11B and shall be stable, firm and slip-resistant.
- ☐ Show all access, ingress and egress on-site.

THE AGREEMENT BELOW MUST BE SIGNED FOR THIS APPLICATION TO BE CONSIDERED COMPLETE:

I, the property owner, understand that the Small Agricultural Store proposed at _____ must comply with the requirements of the County of San Diego Grading Ordinance, Stormwater Ordinance, Watershed Protection Ordinance, Zoning Ordinance, and regulations related to Noise Abatement and Control of the San Diego County Code of Regulatory Ordinances.

If the Small Agricultural Store permitted and installed on my property at any time does not meet the requirements of these ordinances, I understand that the County of San Diego will take enforcement action to bring the Small Agricultural Store into compliance with current requirements.

Signed,

Signature

Printed Name

Date